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**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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## FOR SALE/TO LET

**Versatile Cleared Site with planning consent for  
Retail Use and outline consent for Residential  
Development for 7, 3 bed townhouses and 6, 2  
bed flats**

**213-217 Haughton Road, Darlington, DL1 2LD**

**Total Site Area Approx. 0.5 of an acre**



## SITUATION/LOCATION

The site is located east of Darlington Town Centre fronting a busy main arterial road through Haughton and close to the B6279 junction (eastern transport corridor relief road). The surrounding area is densely populated residential/mixed commercial area. Darlington town centre is approximately 1 mile distant. Businesses in the area include Bristol Street Motors, Wickes and The Amec Group. Darlington College and Teesside University are also in the vicinity which lie adjacent to the Central Park North development scheme presently underway with Keepmoat Homes which is being developed in phases to provide up to 332 homes on site.

## SITE

Total Site Area approx 0.5 acre

## PLANNING

Planning permission granted 26/10/16 for A1 (retail) use. Ref. 16/00895/FUL for showroom 3609sq.ft. with forecourt and on site parking.

## PLANNING - RESIDENTIAL

Outline consent granted 20/4/2018 17/00648/OUT for 6 x 2 bed flats and 7 x 3 bed townhouses.

The client is willing to discuss pre let opportunities to construct to tenant's commercial requirements.

## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## RATEABLE VALUE

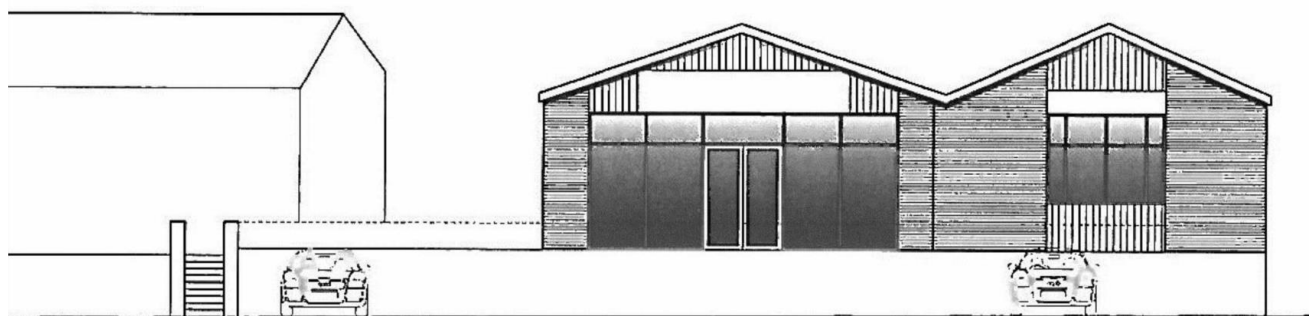
To be re-assessed

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.



SOUTH EAST ELEVATION

\*Artist impression of retail showroom frontage

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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